



AFFIDAVIT OF FACT

STATE OF WYOMING)
) ss
County of Sheridan)


I, Brendon E. Kerns, being first duly sworn upon oath, do depose and say:

1. That I am attorney licensed to practice in Wyoming, that I reside in Sheridan, Wyoming and I have knowledge directly related to the matters described herein.
2. That this Affidavit is made pursuant to W.S. §34-11-101, to correct a conflict in the legal descriptions of land contained in that certain Quitclaim Deed, Document #2022-781905, recorded in the office of the Sheridan County Clerk and Recorder's office on October 7, 2022.
3. That, due to scrivener's error:
 - a. The legal descriptions contained in Exhibits A and B and attached to the Quitclaim Deed neglected to include the proper notations for degrees in the metes and bounds.
 - b. The legal description contained in Exhibit A and attached to the Quitclaim Deed contained one directional typographical error.
 - c. The legal descriptions contained in Exhibit D and Exhibit E and attached to the Quitclaim Deed should have been reversed.
4. That in order to ensure the intent of the document is properly made of record, the legal descriptions must be corrected.
5. That the correct legal descriptions for the real property located in Sheridan County, Wyoming are attached hereto.



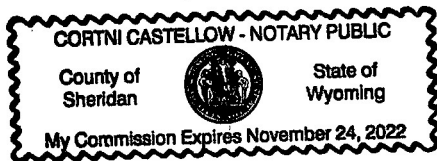
Further Affiant sayeth naught.

DATED this 22nd day of November, 2022.



Brendon E. Kerns

Subscribed and sworn to before me this 22nd day of November, 2022 by Brendon E. Kerns.

WITNESS my hand and official seal.



My Commission Expires: 11/24/2022


Notary Public



**AFFIDAVIT OF FACT
EXHIBIT 1**

**QUITCLAIM DEED #2022-781905
CORRECTED EXHIBIT A**

**GRANTORS' PROPERTY DESCRIPTION
BEFORE BOUNDARY LINE ADJUSTMENT**

A TRACT OF LAND SITUATED IN THE SE1/4SE1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N08°17'34"W, 1011.35 FEET TO THE POINT OF BEGINNING OF SAID TRACT, SAID POINT BEING THE NORTHWEST CORNER OF THE EAST 150 FEET OF THE SOUTH 1000 FEET OF SAID SE1/4SE1/4 AS DESCRIBED IN BOOK 454 OF DEEDS, PAGE 32; THENCE S00°14'12"W, 27.59 FEET ALONG THE WEST LINE OF SAID EAST 150 FEET OF THE SOUTH 1000 FEET TO A POINT; SAID POINT LYING ON THE CENTERLINE OF BIG GOOSE CREEK; THENCE S89°51'25"W, 30.42 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S54°00'25"W, 126.82 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S65°41'00"W, 37.99 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S50°31'00"W, 53.71 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S38°33'38"W, 124.16 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S11°24'43"W, 49.42 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S18°27'51"E, 41.40 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S36°12'53"E, 39.93 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S22°50'59"W, 56.32 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S47°52'17"W, 57.64 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S77°11'24"W, 64.74 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S72°32'25"W, 154.51 FEET ALONG SAID CENTERLINE TO A POINT; THENCE S54°00'48"W, 75.82 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, LEAVING SAID CENTERLINE, N02°13'54"E, 159.08 FEET TO A POINT, SAID POINT LYING ON THE CENTERLINE OF AN ACCESS EASEMENT DESCRIBED IN BOOK 356 OF DEEDS, PAGE 577, THENCE N45°17'14"W, 72.61 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N56°59'32"W, 138.23 FEET ALONG SAID CENTERLINE TO A POINT; THENCE N73°04'27"W, 119.25 FEET ALONG SAID CENTERLINE TO A POINT; THENCE, LEAVING SAID ACCESS EASEMENT, N02°12'03"W, 271.40 FEET TO A POINT; THENCE N86°08'05"E, 127.32 FEET TO A POINT; THENCE N76°05'01"E, 153.00 FEET TO A POINT; THENCE N53°13'19"E, 102.26 FEET TO A POINT; THENCE S89°42'07"E, 521.65 FEET TO A POINT; THENCE S00°14'12"W, 127.67 FEET TO THE POINT OF BEGINNING OF SAID TRACT.]



**AFFIDAVIT OF FACT
EXHIBIT 2**

**QUITCLAIM DEED #2022-781905
CORRECTED EXHIBIT B**

**JAMES L. NELSON PROPERTY DESCRIPTION
BEFORE BOUNDARY LINE ADJUSTMENT**

A TRACT OF LAND BEING A PORTION OF THE SE1/4SE1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N017°10'E A DISTANCE OF 66.22 FEET FROM THE EAST 1/16TH CORNER BETWEEN SECTION 8 AND SECTION 17 OF SAID TOWNSHIP 55 NORTH, RANGE 85 WEST; THENCE N017°10'E A DISTANCE OF 271.56 FEET TO A POINT LYING IN THE CENTERLINE OF BIG GOOSE CREEK; THENCE N6233°31'E A DISTANCE OF 50.53 FEET ALONG THE CENTERLINE OF BIG GOOSE CREEK; THENCE N5025°31'E A DISTANCE OF 95.03 FEET ALONG SAID CENTERLINE; THENCE N7726°46'E A DISTANCE OF 223.41 FEET ALONG SAID CENTERLINE; THENCE S8147°45'E A DISTANCE OF 60.85 FEET ALONG SAID CENTERLINE; THENCE S4220°37'E A DISTANCE OF 50.63 FEET ALONG SAID CENTERLINE; THENCE N8914°17'E A DISTANCE OF 165.28 FEET ALONG SAID CENTERLINE; THENCE N5400°15'E A DISTANCE OF 70.41 FEET ALONG SAID CENTERLINE TO A POINT, SAID POINT BEING ON THE CENTERLINE OF A 20 FOOT WIDE ACCESS ROAD EASEMENT; THENCE LEAVING THE CENTERLINE OF BIG GOOSE CREEK, S1518°50'E A DISTANCE OF 39.43 FEET ALONG THE CENTERLINE OF SAID ACCESS ROAD EASEMENT; THENCE S235°22'E A DISTANCE OF 54.69 FEET ALONG SAID CENTERLINE; THENCE S2317°41'E A DISTANCE OF 204.80 FEET ALONG SAID CENTERLINE; THENCE S221°09'E A DISTANCE OF 124.61 FEET ALONG SAID CENTERLINE; THENCE, LEAVING SAID CENTERLINE, N8942°22'W A DISTANCE OF 753.08 FEET TO THE POINT OF BEGINNING.



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FEES: \$27.00 SM AFFIDAVIT - LEGAL
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**AFFIDAVIT OF FACT
EXHIBIT 3**

**QUITCLAIM DEED #2022-781905
CORRECTED EXHIBIT E**

**STEVEN NELSON AND AMANDA NELSON NEW DESCRIPTION
AFTER BOUNDARY LINE ADJUSTMENT**

A TRACT OF LAND SITUATED IN THE SE1/4SE1/4 OF SECTION 8. TOWNSHIP 55 NORTH, RANGE 85 WEST, 6TH P.M., SHERIDAN COUNTY, WYOMING, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE N08°17'56"W, 1011.03 FEET TO A POINT; THENCE N00°14'39" E, 127.67 FEET, THENCE N 89°41'40" W, 314.31 FEET TO THE POINT OF BEGINNING OF SAID TRACT,

THENCE S29°55'55"W, 266.73 FEET TO A POINT; THENCE S01°06'57" W, 231.86 FEET; THENCE S61°02'31"W, 154.55 FEET; THENCE N 45°16'47" W, 72.61 FEET; THENCE N56°59'05" W, 138.23 FEET; THENCE N 73°04'00" W, 119.25 FEET; THENCE N 02°11'36" W, 271.40 FEET; THENCE N86°08'32"E, 127.32 FEET; THENCE N 76°05'28"E, 153.00 FEET; THENCE N 53°13'46" E, 102.26 FEET; THENCE S 89°41'40" E, 207.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.22 ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.



**AFFIDAVIT OF FACT
EXHIBIT 4**

**QUITCLAIM DEED #2022-781905
CORRECTED EXHIBIT D**

**JAMES L. NELSON NEW DESCRIPTION
AFTER BOUNDARY LINE ADJUSTMENT**

A TRACT OF LAND BEING A PORTION OF THE SE1/4SE1/4 OF SECTION 8, TOWNSHIP 55 NORTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT, SAID POINT BEING N 00°17'35" E A DISTANCE OF 66.22 FEET FROM THE EAST 1/16TH CORNER BETWEEN SECTION 8 AND SECTION 17 OF SAID TOWNSHIP 55 NORTH, RANGE 85 WEST; THENCE N 00°17'35" E A DISTANCE OF 271.56 FEET TO A POINT LYING IN THE CENTERLINE OF BIG GOOSE CREEK; ALONG THE CENTERLINE OF GOOSE CREEK THE FOLLOWING 6 COURSES: N 62°33'56" E A DISTANCE OF 50.53 FEET; THENCE N 50°25'56" E A DISTANCE OF 95.03 FEET; THENCE N 77°27'11" E A DISTANCE OF 223.41 FEET; THENCE S 81°47'20" E A DISTANCE OF 60.85 FEET; THENCE S 42°20'12" E A DISTANCE OF 50.63 FEET; THENCE N 89°14'42" E A DISTANCE OF 165.21 FEET; THENCE LEAVING BIG GOOSE CREEK, N 02°14'21" E A DISTANCE OF 159.03 FEET TO A POINT; THENCE N 61°02'31" E A DISTANCE OF 154.55 FEET; THENCE N 01°06'57" E A DISTANCE OF 231.86 FEET; THENCE N29°55'55" E A DISTANCE OF 266.73 FEET; THENCE S 89°41'40" E A DISTANCE OF 314.31 FEET; THENCE S 00°14'39" W A DISTANCE OF 155.26 FEET TO A POINT ALONG THE CENTERLINE OF BIG GOOSE CREEK THE FOLLOWING 13 COURSES: S 89°51'52" W A DISTANCE OF 30.42 FEET; THENCE S 54°00'52" W A DISTANCE OF 126.82 FEET; THENCE S 65°41'27" W A DISTANCE OF 37.99 FEET; THENCE S 50°31'27" W A DISTANCE OF 53.71 FEET; THENCE S 36°34'05" W A DISTANCE OF 124.16 FEET; THENCE S 11°25'10" W A DISTANCE OF 49.42 FEET; THENCE S 18°27' 24" E A DISTANCE OF 41.40 FEET; THENCE S 36°12'28" E A DISTANCE OF 39.93 FEET; THENCE S 22°51'26" W A DISTANCE OF 56.32 FEET; THENCE S 47°52'44" W A DISTANCE OF 57.64 FEET; THENCE S 77°11'51" W A DISTANCE OF 64.74 FEET; THENCE S 72°32'52" W A DISTANCE OF 154.51 FEET; THENCE S 54°03'08" W A DISTANCE OF 5.32 FEET; THENCE LEAVING BIG GOOSE CREEK; S 15°18'25" E A DISTANCE OF 39.42 FEET; THENCE S 02°34'57" E A DISTANCE OF 54.69 FEET; THENCE S 23°17'16" E A DISTANCE OF 204.80 FEET; THENCE S 02°20'44" E A DISTANCE OF 124.61 FEET; THENCE N 89°41'57" W A DISTANCE OF 753.08 FEET TO THE POINT OF BEGINNING AND CONTAINING 10.00 ACRES MORE OR LESS.

SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS, RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD.